

MEMBERS PRESENT: LEONARD KRAWCHECK, MICHAEL ROBINSON, MARGARET SMITH,
WALTER JAUDON, JOHN LESTER, ROSS APPEL
STAFF PRESENT: PENNYE ASHBY, VANESSA ELLINGTON

AGENDA

BOARD OF ZONING APPEALS-ZONING

MAY 2, 2017

5:15-19 P.M.
6:14 P.M.

2 GEORGE STREET

A. Deferred application from previously advertised BZA-Z agendas. For information call 724-3781.

1. 102 ALEXANDER ST. (MAZYCK/WRAGGBOROUGH) APP. NO. 175-02-A1
(459-13-02-016)

Request reconsideration of the Zoning Administrator's decision that the use of this property as a public parking lot is a legal non-conforming use.
Zoned DR-1F.
Owner-NCGS/Applicant-Lisa Thomas

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Deferred.

MADE BY: SECOND: VOTE: FOR AGAINST

B. New Applications:

1. 61 CANNON ST. (CANNONBOROUGH/ ELLIOTBOROUGH) (460-12-01-008) APP. NO. 175-02-B1

Request variance from Sec. 54-301 to allow 9 residential units with 1,829.5sf of lot area per dwelling unit (2,250sf required).
Request variance from Sec. 54-301 to allow a 2-story addition with a 3-ft. west side setback (9-ft. required).
Zoned LB.
Owner-YMCA of Charleston/Applicant-JJR Development

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Deferred.

MADE BY: SECOND: VOTE: FOR AGAINST

2. 529 KING ST. (CANNONBOROUGH/ ELLIOTBOROUGH) (460-12-02-081) APP. NO. 175-02-B2

Request special exception under Sec. 54-220 to allow a 23-unit accommodations use in a GB-A (General Business-Accommodations) zone district.
Owner-Dixie Furniture Company/Applicant-Goff D'Antonio Associates

APPROVED 0 WITHDRAWN XX
DISAPPROVED 0 DEFERRED 0

MOTION: Withdrawn.

MADE BY: SECOND: VOTE: FOR AGAINST

3. 105 EAST BAY ST. (CHARLESTOWNE) APP. NO. 175-02-B3
(458-09-03-140)

Request special exception under Sec. 54-110 to allow a vertical extension (3-story elevator) to a non-conforming building footprint that does not meet the required 7-ft. south side setback.
Zoned SR-5.
Owners-Ann Reardon, Josh Sherwin/Applicant-Beau Clowney Architects

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

*M.Smith excused

MADE BY: M.Robinson SECOND: M.Smith VOTE: FOR 6 AGAINST 0

4. 57 AND 59 CHURCH ST. (CHARLESTOWNE) APP. NO. 175-02-B4
(458-13-01-020 AND 019)

Request use variance from Sec. 54-203 to allow a second dwelling unit (1 bedroom apt.) to an existing single-family residence in a SR-4 (Single-Family Residential) zone district.
Owner-Church Street Historic Foundation, Inc./Applicant-Hellman, Yates & Tisdale, PA

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval with conditions: 1) property line abandonment combining Lots 57 and 59 must be recorded on plat, prior to issuance of a building permit for proposed second unit; 2) the proposed second unit may not be relocated on the property or enlarged beyond the existing structure per site plan and floor plans submitted; 3) the proposed second unit may not be used for any transient rental or accommodation use, such as Short Term Rental (occupancy less than 30 consecutive days) or a Bed and Breakfast use.

MADE BY: R.Appel SECOND: W.Jaudon VOTE: FOR 6 AGAINST 0

5. 10 GILLON ST. (FRENCH QUARTER) (458-09-04-056) APP. NO. 175-02-B5

Request special exception under Sec. 54 -511 to allow a bookstore with 1,968sf of retail space, and a wine bar with 531sf of inside patron use area and exterior patio space with 134sf of outside patron use area without off-street parking spaces (10 spaces required; 3 spaces are grand fathered).
Zoned LB.
Owner-The Yellow Jacket Trust c/o Virginia Dawson Lane, Trustee
Applicant-Bacchus & Books Real Estate Holdings, LLC

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: R.Appel SECOND: W.Jaudon VOTE: FOR 5 AGAINST 0

For more information, contact the Zoning and Codes Division Office at 724-3781.

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.